

PT OF NW1/4 OF NW1/4 OF
SEC 4-1S-24E IN OR 1548/620
(EX PT IN OR 1548/610)

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE #2009
LAKE CITY, FL 32025-5874

2023

04-1S-24-0000-0002-00RW



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																						
															VALUATION BY STANDARD																								
					Tax Group: 6										Tax Dist:																								
					BUILDING MARKET VALUE										0																								
					TOTAL MARKET OB/XF VALUE										0																								
					TOTAL LAND VALUE - MARKET										41,130																								
					TOTAL MARKET VALUE										41,130																								
					SOH/AGL Deduction										19,232																								
					ASSESSED VALUE										21,898																								
					TOTAL EXEMPTION VALUE										05 21,898																								
					BASE TAXABLE VALUE										0																								
DOR CODE					8700					STATE																													
MAP NUM										MKT AREA					08																								
NEIGHBORHOOD/LOC					8001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					US HWY 301, BRYCEVILLE																																		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																								
LAND DESCRIPTION																	TOTAL OB/XF 0																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	008700	C	STATE	0			0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,130																						
REVIEW DATE 06/13/2023					BY MLU					Total Acres: 1.37					Total Land Value: 41,130					Market: 0					Agricultural: 0					Common: 41,130					PRINTED 08/02/2023 BY SYS				